

APPROVED 2-14-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, January 10, 2011 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 PM.

MEMBERS PRESENT:

James J. Giulietti, Chairman
Theresa Ranciato-Viele, Vice Chairman
Brian R. Cummings, Secretary
Douglas E. Roberts
Vern E. Carlson
Curtis Andrews, Sr., Alternate
Richard E. Wilson, Alternate
Edward M. Homa, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Giulietti, Chairman, opened the meeting at 7:00 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he explained the procedure for the Public Hearing.

PUBLIC HEARINGS:

Mr. Cummings read the call for the Public Hearing.

The Commission elected to hear applications #P10-19S, #P10-19 and #P10-19A together.

1. #P10-19S Fill Permit Application (as authorized by Section 8.9.9) of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Filling and Closure Operations Plan, Tire Pond Closure Project, Existing Conditions, State Street, Hamden/North Haven, Connecticut. Prepared by Loureiro Engineering Associates, Inc., Dated 8/10/10. Scale 1" = 50'. IG-80 Zoning District.

SITE PLANS:

2. #P10-19 Site Plan Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Boundary & Topographic Survey, Prepared for Tire Pond Closure Project – CT DEP; State Street, Hamden/North Haven, CT. Prepared by Loureiro Engineering Associates, Inc., Dated 8/18/10. Scale 1" = 60'. IG-80 Zoning District.
3. #P10-19A CAM Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Boundary & Topographic Survey, Prepared for Tire Pond Closure Project – CT DEP; State Street, Hamden/North Haven, CT. Prepared by Loureiro Engineering Associates, Inc., Dated 8/18/10. Scale 1" = 60'. IG-80 Zoning District.

Ms. Diane Duva and Mr. William Sigmund of the Department of Environmental Protection, and Mr. David Fiereck, P.E. and Mr. Brian Cutler, P.E. of Loureiro Engineering presented the application to permit the closure of this landfill site.

The applicant is seeking permission to fill to the final proposed grades and obtain Site Plan approval required for the construction of the drainage structures and the 24' wide perimeter, gravel access road.

Ms. Duva stated that the D.E.P. has now agreed to cease depositing any additional commercial grade soil onto this site. The D.E.P. will deposit approximately 30,000 cubic yards of residential grade soil instead of the previously estimated 423,000 cubic yards to close this landfill site. The D.E.P. has also agreed to monitor the site for the next thirty years, making sure the cap remains stable and that no contaminants leech into the Quinnipiac River. The Commission asked questions and Ms. Duva, Mr. Fiereck and Mr. Sigmund responded.

Mr. Mike Libertine, representing the town of North Haven, also answered questions from the Commission.

Mr. Giulietti asked for public comment.

Public comment:

1. Joan Mazureck, 154 Cloudland Road, is concerned with storm drains and dams possibly spreading contaminants into the Quinnipiac River. She is also concerned with commercial soil, that was deposited on the Hamden section of the tire pond, also leeching into the Quinnipiac River.

She would like the pond evaluated to determine its contents. She questioned the stability of the pond and asked how they determined the height of the pond to be at 40'. She is also concerned with the possibility of a tire fire. She then submitted a tire pond information packet, exhibit AA.

2. Rico Gattilia, 3 School Road, is concerned with erosion of the tire pond's walls and asked if the D.E.P. obtained filling permits.
3. Marie Kennedy, 60 Millbrook Road, submitted a petition to the Commission regarding not being in favor of Hamden's Newhallville soil or any other commercial soil being deposited on this site. She would like the soil in the pond tested.
4. Robert Mazurek, 154 Cloudland Road, asked about contaminants in the pond and is concerned with the soil deposited from Boston and Hamden contaminating the Quinnipiac River.
5. Annette Gattilia, 3 School Lane, has environmental and fire concerns.
6. Sherman Katz, 40 Sherwood Drive, asked if the D.E.P. is responsible for the future care of the tire pond.

Ms. Duva and Mr. Fiereck responded to the public comment.

BREAK: 9:03 – 9:16 PM

CHANGE OF USE:

444 Washington Avenue

Mr. Marty Ruff, realtor, and Debra Ramsey, owner, presented the Change of Use from an office to a salon.

Mrs. Ranciato-Viele moved to approve the Change of Use from office to a salon; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

OTHER:

277 State Street

Mr. Fredricksen, Land Use Administrator, explained to the Commission that 277 State Street is currently a vacant building and was previously an auto sales/repair facility. A non-profit consignment business is now being proposed for this site. Mr. Fredricksen asked the Commission if a full site plan is required for this Change of Use. The Commission suggested submitting a site plan showing some improvements to the property.

DELIBERATION SESSION:

Mr. Cummings moved to go into deliberations; Mr. Carlson seconded the motion. All were in favor.

PUBLIC HEARINGS:

1. #P10-19S Fill Permit Application (as authorized by Section 8.9.9) of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street.

Mr. Carlson moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

In approving the application the Commission stated the following:

1. The approval is contingent on the development and execution of a minimum 30 year post closure monitoring plan in accordance with standard D.E.P. practices and industry standards.
2. All monitoring data must be provided to the Town as it is gathered in perpetuity.

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Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

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3. #P10-19A CAM Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street.

Mrs. Ranciato-Viele moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

Mr. Jonathan Bodwell, Town Engineer, outlined the following bond with the Commission.

#B93-24, 276 Washington Avenue

Mr. Cummings moved to release the bond for application #B93-24, 276 Washington Avenue, in the amount of \$2,500.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

CORRESPONDENCE: - AT&T Letter – Bradley Street
-Town of Hamden, Zoning Map Amendment

Mr. Fredricksen, Land Use Administrator, and Mr. Bodwell, Town Engineer, reviewed the correspondence with the Commission.

MINUTES:

December 6, 2010

Mrs. Ranciato-Viele moved to approve the minutes of the December 6, 2010 meeting; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson –aye

ADJOURN:

There being no further business, Mr. Carlson moved to adjourn; Mr. Cummings seconded the motion. The meeting was adjourned at 9:46 PM.